

RIVERWOOD ESTATES

**COMMUNITY DEVELOPMENT
DISTRICT**

October 2, 2025

BOARD OF SUPERVISORS

**PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Riverwood Estates Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

<https://riverwoodestatescdd.org>

September 25, 2025

Board of Supervisors
Riverwood Estates Community Development District

Dear Board Members:

The Board of Supervisors of the Riverwood Estates Community Development District will hold a Public Hearing and Regular Meeting on October 2, 2025 at 9:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Matt O'Brien [Seat 4]
4. Consider Appointment of Melisa Sgro to Fill Unexpired Term of Seat 4; *Term Expires November 2026*
 - Administration of Oath of Office to Appointed Supervisor *(the following will be provided in a separate package)*
 - A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2026-01, Electing and Removing Certain Officers of the District and Providing for an Effective Date
6. Consideration of Resolution 2026-02, Ratifying the Action of the District Manager in Re-Setting the Date and Time of the Public Hearing on the Proposed Budget for Fiscal Year 2025/2026; Amending Resolution 2025-03 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

7. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2026-03, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
8. Consideration of Resolution 2026-04, Providing for Funding for the FY 2026 Adopted Budget(S); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
9. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to FY2025 Goals and Objectives Reporting
10. Consideration of Resolution 2026-05, to Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Parking and Parking Enforcement; and Providing an Effective Date
11. Ratification Items
 - A. Rust-Off, LLC Agreement for Rust Prevention Services
 - B. Steadfast Alliance Estimate for Pond Cleanout
 - C. Steadfast Environmental, LLC Agreement for Quarterly Wetland Mitigation
 - D. Sunrise Landscape Proposals
 - I. Annual Flowers Install 2025 (September 2025)
 - II. Frost Damaged Coontie Palm Replacements 2025 (September Round 2)
12. Acceptance of Unaudited Financial Statements as of August 31, 2025
13. Approval of May 1, 2025 Regular Meeting Minutes
14. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Florida Design Consultants, Inc.,*

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- FY2026 Insurance Property Schedule
- 19 Registered Voters in District as of April 15, 2025
- NEXT MEETING DATE: November 6, 2025 at 9:00 AM

○ QUORUM CHECK

SEAT 1	JENNA WALTERS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	RAY APONTE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	BRADY LEFERE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	MELISA SGRO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	PATRICIA BUCK	☐ IN PERSON	☐ PHONE	☐ NO

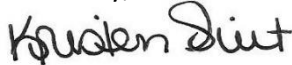
15. Board Members' Comments/Requests

16. Public Comments

17. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802 or Jordan Lansford at (813) 728-6062.

Sincerely,



Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 943 865 3730

RIVERWOOD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

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NOTICE OF TENDER OF RESIGNATION

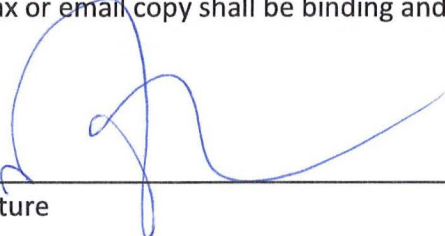
To: Board of Supervisors
Riverwood Estates Community Development District
Attn: District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Matt O'Brien
Printed Name

Date: 6-30-25
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Riverwood Estates Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and ☒ personally presented at a duly noticed meeting of the Board of Supervisors, ☒ scanned and electronically transmitted to gillyardd@whhassociates.com or ☐ faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.


Signature

RIVERWOOD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

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**RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Riverwood Estates Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

RIVERWOOD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT
ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Riverwood Estates Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District's Board of Supervisors desires to elect and remove certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective October 2, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
Jordan Lansford is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of October 2, 2025:

Matt O'Brien Assistant Secretary

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 2nd day of October, 2025.

ATTEST:

**RIVERWOOD ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RIVERWOOD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RE-SETTING THE DATE AND TIME OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AMENDING RESOLUTION 2025-03 TO RESET THE HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Riverwood Estates Community Development District ("**District**") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the Riverwood Estates Community Development District ("**District**") was recently established by the Board of County Commissioners of Pasco County, Florida, effective February 14, 2006; and

WHEREAS, on May 1, 2025, at a duly noticed public meeting, the District's Board of Supervisors ("**Board**") adopted Resolution 2025-03, approving the proposed budget for Fiscal Year 2025/2026 and setting a public hearing on the proposed budget for August 7, 2025 at 9:00 a.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544; and

WHEREAS, the District Manager reset the date and time of the public hearing to October 2, 2025 at 9:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, and the District Manager will cause the notice of the public hearing to be published in a newspaper of general circulation in Pasco County, Florida, consistent with the requirements of Chapters 190 and 197, *Florida Statutes*; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT:

1. RATIFICATION OF PUBLIC HEARING RESET. The actions of the District Manager in resetting the date, time and location of the public hearing and in publishing the notice of public hearing are hereby ratified. Resolution 2025-03 is hereby amended to reflect that the public hearing is re-set to October 2, 2025 at 9:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

2. RESOLUTION 2025-03 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-03 continue in full force and effect.

3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 2nd day of October, 2025.

ATTEST:

**RIVERWOOD ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RIVERWOOD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

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RIVERWOOD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

7A

Serial Number
25-01980P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Public Board Meetings

in the matter of Riverwood Estates Board of Supervisors Meeting on October 2, 2025

in the Court, was published in said newspaper by print in the

issues of 9/19/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Riverwood Estates Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: October 2, 2025
TIME: 9:00 AM
LOCATION: Hampton Inn & Suites by Hilton Tampa/Wesley Chapel
2740 Cypress Ridge Blvd.
Wesley Chapel, Florida 33544

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://riverwoodestatescdd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
September 19, 2025

25-01980P


Lindsey Padgett

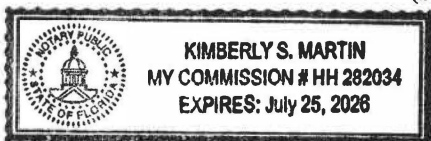
Sworn to and subscribed, and personally appeared by physical presence before me,

19th day of September, 2025 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



RIVERWOOD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

7B

RESOLUTION 2026-03
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Riverwood Estates Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Riverwood Estates Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2ND DAY OF OCTOBER, 2025.

ATTEST:

**RIVERWOOD ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A: FY 2026 Budget

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
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**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 154,066				\$ 429,963
Allowable discounts (4%)	(6,163)				(17,199)
Assessment levy: on-roll - net	147,903	\$ 146,217	\$ 1,686	\$ 147,903	412,764
Assessment levy: off-roll	196,605	147,454	49,151	196,605	70,820
Landowner contribution	465,671	2,418	341,501	343,919	510,105
Total revenues	810,179	296,089	392,338	688,427	993,689
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	30,000	1,476	28,524	30,000	30,000
Engineering	7,500	-	7,500	7,500	2,000
Audit	3,750	-	3,750	3,750	5,500
Arbitrage rebate calculation	500	-	500	500	500
Trustee	7,000	-	7,000	7,000	7,000
Debt service fund accounting	5,500	2,750	2,750	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	24	476	500	500
Printing & binding	500	250	250	500	500
Legal advertising	3,500	464	3,036	3,500	1,500
Disclosure report series 2006A	2,000	1,000	1,000	2,000	2,000
Disclosure report series 2024	2,000	-	2,000	2,000	2,000
Dues, licenses & fees	175	175	-	175	175
Insurance	5,700	6,410	-	6,410	7,300
Contingencies/bank charges	2,000	1,000	1,000	2,000	2,000
Meeting room rental	3,500	400	3,100	3,500	2,000
Website					
Hosting	1,680	-	1,680	1,680	705
EMMA software services	-	2,500	-	2,500	2,500
ADA compliance	210	-	210	210	210
Property appraiser/ tax collector	3,081	3,071	10	3,081	8,599
Total professional & administrative	127,296	43,620	86,886	130,506	128,689
Field operations					
Field operations management	12,000	-	12,000	12,000	12,000
Landscape maintenance	170,000	101,583	68,417	170,000	350,000
Mulch	56,000	-	56,000	56,000	86,000
Irrigation repairs	7,000	283	6,717	7,000	7,000
Landscape replacement	7,500	-	7,500	7,500	10,000
Pressure washing	5,000	-	5,000	5,000	5,000
Holiday decorating	5,000	-	5,000	5,000	5,000
General repairs/supplies	10,000	-	10,000	10,000	10,000
Pond and conservation areas	40,000	4,490	35,510	40,000	40,000
Hurricane clean-up	-	6,541	-	6,541	-
Signs	-	1,890	-	1,890	-
Property insurance	15,000	1,362	13,638	15,000	15,000

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
Utilities					
Electric- common area	10,000	3,838	6,162	10,000	10,000
Streetlights	230,000	42,875	187,125	230,000	315,000
Total field operations	567,500	162,862	413,069	575,931	865,000
Total expenditures	694,796	206,482	499,955	706,437	993,689
Excess/(deficiency) of revenues over/(under) expenditures	115,383	89,607	(107,617)	(18,010)	
Fund balance - beginning (unaudited)	-	18,010	223,000	18,010	115,383
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Committed					
Entry Features: \$300k over 30 yrs	15,000	15,000	15,000	15,000	30,000
Roads: \$1.474M over 30 yrs	49,133	49,133	49,133	49,133	98,266
Wall: \$700k over 40 yrs	17,500	17,500	17,500	17,500	35,000
Fencing: \$675k over 20 yrs	33,750	33,750	33,750	33,750	67,500
Unassigned	-	107,617	115,383	-	(115,383)
Fund balance - ending	<u>\$ 115,383</u>	<u>\$ 223,000</u>	<u>\$ 230,766</u>	<u>\$ 115,383</u>	<u>\$ 115,383</u>

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording 48,000

Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal 30,000

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering 2,000

The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit 5,500

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation 500

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Trustee 7,000

Annual fee for the service provided by trustee, paying agent and

Debt service fund accounting 5,500

Telephone 200

Telephone and fax machine.

Postage 500

Mailing of agenda packages, overnight deliveries, correspondence, etc.

EXPENDITURES (continued)

Printing & binding 500

Letterhead, envelopes, copies, agenda packages

Legal advertising 1,500

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Disclosure report series 2006A 2,000

Disclosure report series 2024 2,000

Dues, licenses & fees 175

Insurance 7,300

The District will obtain public officials and general liability insurance.

Contingencies/bank charges 2,000

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Meeting room rental

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Website	2,000
Hosting	705
EMMA software services	2,500
ADA compliance	210
Property appraiser/ tax collector	8,599
Field operations management	12,000
Landscape maintenance	350,000
Mulch	86,000
Irrigation repairs	7,000
Landscape replacement	10,000
Pressure washing	5,000
Holiday decorating	5,000
General repairs/supplies	10,000
Pond and conservation areas	40,000
Property insurance	15,000
Electric- common area	10,000
Streetlights	315,000
Total expenditures	<u>\$ 993,689</u>

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2006A**

	Fiscal Year 2025				Proposed Budget
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Special assessment - on-roll	\$ 186,194				\$ 404,160
Allowable discounts (4%)	(7,448)				(16,166)
Assessment levy: net	178,746	\$ 176,707	\$ 2,039	\$ 178,746	387,994
Special assessment: off-roll	785,471	-	785,471	785,471	580,582
Interest	-	1,454	-	1,454	-
Total revenues	964,217	178,161	787,510	965,671	968,576
EXPENDITURES					
Debt service					
Principal	490,000	-	490,000	490,000	515,000
Interest	477,755	238,877	238,878	477,755	451,540
Total debt service	967,755	238,877	728,878	967,755	966,540
Other fees & charges					
Tax collector	3,724	3,531	193	3,724	8,083
Total other fees & charges	3,724	3,531	193	3,724	8,083
Total expenditures	971,479	242,408	729,071	971,479	974,623
Excess/(deficiency) of revenues over/(under) expenditures	(7,262)	(64,247)	58,439	(5,808)	(6,047)
Fund balance:					
Beginning fund balance (unaudited)	239,534	253,243	188,996	253,243	247,435
Ending fund balance (projected)	\$ 232,272	\$ 188,996	\$ 247,435	\$ 247,435	241,388
Use of fund balance:					
Principal and Interest expense - November 1, 2026					(211,994)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 29,394

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2006A AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			225,770.00	225,770.00	8,440,000.00
05/01/26	515,000.00	5.35%	225,770.00	740,770.00	7,925,000.00
11/01/26			211,993.75	211,993.75	7,925,000.00
05/01/27	545,000.00	5.35%	211,993.75	756,993.75	7,380,000.00
11/01/27			197,415.00	197,415.00	7,380,000.00
05/01/28	575,000.00	5.35%	197,415.00	772,415.00	6,805,000.00
11/01/28			182,033.75	182,033.75	6,805,000.00
05/01/29	605,000.00	5.35%	182,033.75	787,033.75	6,200,000.00
11/01/29			165,850.00	165,850.00	6,200,000.00
05/01/30	635,000.00	5.35%	165,850.00	800,850.00	5,565,000.00
11/01/30			148,863.75	148,863.75	5,565,000.00
05/01/31	675,000.00	5.35%	148,863.75	823,863.75	4,890,000.00
11/01/31			130,807.50	130,807.50	4,890,000.00
05/01/32	710,000.00	5.35%	130,807.50	840,807.50	4,180,000.00
11/01/32			111,815.00	111,815.00	4,180,000.00
05/01/33	750,000.00	5.35%	111,815.00	861,815.00	3,430,000.00
11/01/33			91,752.50	91,752.50	3,430,000.00
05/01/34	790,000.00	5.35%	91,752.50	881,752.50	2,640,000.00
11/01/34			70,620.00	70,620.00	2,640,000.00
05/01/35	835,000.00	5.35%	70,620.00	905,620.00	1,805,000.00
11/01/35			48,283.75	48,283.75	1,805,000.00
05/01/36	880,000.00	5.35%	48,283.75	928,283.75	925,000.00
11/01/36			24,743.75	24,743.75	925,000.00
05/01/37	925,000.00	5.35%	24,743.75	949,743.75	-
Total	8,440,000.00		3,219,897.50	11,659,897.50	

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024**

	Fiscal Year 2025				Proposed Budget
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Special assessment - on-roll	\$ 110,957				\$ 240,848
Allowable discounts (4%)	(4,438)				(9,634)
Assessment levy: net	106,519	\$ 105,304	\$ 1,215	\$ 106,519	231,214
Special assessment: off-roll	122,096	-	122,096	122,096	-
Interest	-	541	-	541	-
Total revenues	228,615	105,845	123,311	229,156	231,214
EXPENDITURES					
Debt service					
Interest	166,652	53,454	113,198	166,652	226,395
Total debt service	166,652	53,454	113,198	166,652	226,395
Other fees & charges					
Tax collector	2,219	2,104	115	2,219	4,817
Total other fees & charges	2,219	2,104	115	2,219	4,817
Total expenditures	168,871	55,558	113,313	168,871	231,212
Excess/(deficiency) of revenues over/(under) expenditures	59,744	50,287	9,998	60,285	2
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(3)	-	(3)	-
Total other financing sources/(uses)	-	(3)	-	(3)	-
Fund balance:					
Net increase/(decrease) in fund balance	59,744	50,284	9,998	60,282	2
Beginning fund balance (unaudited)	53,454	57,808	108,092	57,808	118,090
Ending fund balance (projected)	\$ 113,198	\$ 108,092	\$ 118,090	\$ 118,090	118,092
Use of fund balance:					
Principal and Interest expense - November 1, 2026					(113,198)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 4,894

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			113,197.50	113,197.50	3,760,000.00
05/01/26		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/26			113,197.50	113,197.50	3,760,000.00
05/01/27		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/27			113,197.50	113,197.50	3,760,000.00
05/01/28		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/28			113,197.50	113,197.50	3,760,000.00
05/01/29		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/29			113,197.50	113,197.50	3,760,000.00
05/01/30		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/30			113,197.50	113,197.50	3,760,000.00
05/01/31		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/31			113,197.50	113,197.50	3,760,000.00
05/01/32		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/32			113,197.50	113,197.50	3,760,000.00
05/01/33		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/33			113,197.50	113,197.50	3,760,000.00
05/01/34		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/34			113,197.50	113,197.50	3,760,000.00
05/01/35		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/35			113,197.50	113,197.50	3,760,000.00
05/01/36		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/36			113,197.50	113,197.50	3,760,000.00
05/01/37		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/37			113,197.50	113,197.50	3,760,000.00
05/01/38	135,000.00	5.85%	113,197.50	248,197.50	3,625,000.00
11/01/38			109,248.75	109,248.75	3,625,000.00
05/01/39	145,000.00	5.85%	109,248.75	254,248.75	3,480,000.00
11/01/39			105,007.50	105,007.50	3,480,000.00
05/01/40	155,000.00	5.85%	105,007.50	260,007.50	3,325,000.00
11/01/40			100,473.75	100,473.75	3,325,000.00
05/01/41	165,000.00	5.85%	100,473.75	265,473.75	3,160,000.00
11/01/41			95,647.50	95,647.50	3,160,000.00
05/01/42	175,000.00	5.85%	95,647.50	270,647.50	2,985,000.00
11/01/42			90,528.75	90,528.75	2,985,000.00
05/01/43	185,000.00	5.85%	90,528.75	275,528.75	2,800,000.00
11/01/43			85,117.50	85,117.50	2,800,000.00
05/01/44	195,000.00	5.85%	85,117.50	280,117.50	2,605,000.00
11/01/44			79,413.75	79,413.75	2,605,000.00
05/01/45	205,000.00	5.85%	79,413.75	284,413.75	2,400,000.00
11/01/45			73,417.50	73,417.50	2,400,000.00
05/01/46	220,000.00	5.85%	73,417.50	293,417.50	2,180,000.00
11/01/46			66,982.50	66,982.50	2,180,000.00
05/01/47	230,000.00	5.85%	66,982.50	296,982.50	1,950,000.00
11/01/47			60,255.00	60,255.00	1,950,000.00
05/01/48	245,000.00	5.85%	60,255.00	305,255.00	1,705,000.00
11/01/48			53,088.75	53,088.75	1,705,000.00
05/01/49	260,000.00	5.85%	53,088.75	313,088.75	1,445,000.00
11/01/49			45,483.75	45,483.75	1,445,000.00
05/01/50	275,000.00	5.85%	45,483.75	320,483.75	1,170,000.00
11/01/50			37,440.00	37,440.00	1,170,000.00
05/01/51	290,000.00	5.85%	37,440.00	327,440.00	880,000.00
11/01/51			28,957.50	28,957.50	880,000.00

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/52	310,000.00	5.85%	28,957.50	338,957.50	570,000.00
11/01/52			19,890.00	19,890.00	570,000.00
05/01/53	330,000.00	5.85%	19,890.00	349,890.00	240,000.00
11/01/53			10,237.50	10,237.50	240,000.00
05/01/54	350,000.00	5.85%	10,237.50	360,237.50	(110,000.00)
Total	3,870,000.00		5,065,515.00	8,935,515.00	

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024 CAB**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Interest	\$ -	\$ 643	\$ -	\$ 643	\$ -
Total revenues	-	643	-	-	-
EXPENDITURES					
Debt service	-	-	-	-	-
Total expenditures	-	-	-	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	643	-	-	-
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	3	-	3	-
Total other financing sources/(uses)	-	3	-	3	-
Fund balance:					
Net increase/(decrease) in fund balance	-	646	-	3	-
Beginning fund balance (unaudited)	-	4,165	4,811	4,165	4,168
Ending fund balance (projected)	\$ -	\$ 4,811	\$ 4,811	\$ 4,168	4,168
Use of fund balance:					
Debt service reserve account balance (required)					-
Principal and Interest expense - November 1, 2026					-
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 4,168</u>

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 CAB AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Compounded Interest	Debt Service	Bond Balance
11/01/25			-		-	2,580,000.00
05/01/26		6.00%	-		-	2,580,000.00
11/01/26			-		-	2,580,000.00
05/01/27		6.00%	-		-	2,580,000.00
11/01/27			-		-	2,580,000.00
05/01/28		6.00%	-		-	2,580,000.00
11/01/28			-		-	2,580,000.00
05/01/29		6.00%	-		-	2,580,000.00
11/01/29			-		-	2,580,000.00
05/01/30		6.00%	-		-	2,580,000.00
11/01/30			-		-	2,580,000.00
05/01/31		6.00%	-		-	2,580,000.00
11/01/31			-		-	2,580,000.00
05/01/32		6.00%	-		-	2,580,000.00
11/01/32			-		-	2,580,000.00
05/01/33		6.00%	-		-	2,580,000.00
11/01/33			-		-	2,580,000.00
05/01/34		6.00%	-		-	2,580,000.00
11/01/34			-		-	2,580,000.00
05/01/35		6.00%	-		-	2,580,000.00
11/01/35			-		-	2,580,000.00
05/01/36		6.00%	-		-	2,580,000.00
11/01/36			-		-	2,580,000.00
05/01/37		6.00%	-		-	2,580,000.00
11/01/37			-		-	2,580,000.00
05/01/38	41,153.40	6.00%	77,400.00	48,846.60	167,400.00	2,490,000.00
11/01/38			74,700.00		74,700.00	2,490,000.00
05/01/39	43,439.70	6.00%	74,700.00	51,560.30	169,700.00	2,395,000.00
11/01/39			71,850.00		71,850.00	2,395,000.00
05/01/40	45,726.00	6.00%	71,850.00	54,274.00	171,850.00	2,295,000.00
11/01/40			68,850.00		68,850.00	2,295,000.00
05/01/41	50,298.60	6.00%	68,850.00	59,701.40	178,850.00	2,185,000.00
11/01/41			65,550.00		65,550.00	2,185,000.00
05/01/42	52,584.90	6.00%	65,550.00	62,415.10	180,550.00	2,070,000.00
11/01/42			62,100.00		62,100.00	2,070,000.00
05/01/43	54,871.20	6.00%	62,100.00	65,128.80	182,100.00	1,950,000.00
11/01/43			58,500.00		58,500.00	1,950,000.00
05/01/44	59,443.80	6.00%	58,500.00	70,556.20	188,500.00	1,820,000.00
11/01/44			54,600.00		54,600.00	1,820,000.00
05/01/45	61,730.10	6.00%	54,600.00	73,269.90	189,600.00	1,685,000.00
11/01/45			50,550.00		50,550.00	1,685,000.00
05/01/46	66,302.70	6.00%	50,550.00	78,697.30	195,550.00	1,540,000.00
11/01/46			46,200.00		46,200.00	1,540,000.00
05/01/47	70,875.30	6.00%	46,200.00	84,124.70	201,200.00	1,385,000.00
11/01/47			41,550.00		41,550.00	1,385,000.00
05/01/48	75,447.90	6.00%	41,550.00	89,552.10	206,550.00	1,220,000.00
11/01/48			36,600.00		36,600.00	1,220,000.00
05/01/49	80,020.50	6.00%	36,600.00	94,979.50	211,600.00	1,045,000.00
11/01/49			31,350.00		31,350.00	1,045,000.00
05/01/50	84,593.10	6.00%	31,350.00	100,406.90	216,350.00	860,000.00
11/01/50			25,800.00		25,800.00	860,000.00
05/01/51	89,165.70	6.00%	25,800.00	105,834.30	220,800.00	665,000.00
11/01/51			19,950.00		19,950.00	665,000.00
05/01/52	96,024.60	6.00%	19,950.00	113,975.40	229,950.00	455,000.00
11/01/52			13,650.00		13,650.00	455,000.00
05/01/53	100,597.20	6.00%	13,650.00	119,402.80	233,650.00	235,000.00
11/01/53			7,050.00		7,050.00	235,000.00
05/01/54	107,456.10	6.00%	7,050.00	127,543.90	242,050.00	-
Total	1,179,730.80		1,535,100.00	1,400,269.20	4,115,100.00	

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
<u>Assessment Area One*</u>					
SF 45'	133	\$ 1,056.42	\$ 1,340.43	\$ 2,396.85	\$ 2,205.97
SF 55'	210	1,056.42	1,634.67	2,691.09	2,500.21
SF 65'	64	1,056.42	1,928.91	2,985.33	2,794.45
Total	407				

*Currently levied Series 2006A and Series 2024 Assessments

Off-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
<u>Assessment Area Two*</u>					
SF 45'	57	\$ 121.06	\$ 789.52	\$ 910.58	\$ 1,031.05
SF 55'	371	121.06	962.82	1,083.88	1,204.35
SF 65'	157	121.06	1,136.13	1,257.19	1,377.66
Total	585				

*Currently levied Series 2006A Assessments

Grand Total 992

RIVERWOOD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2026-04
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Riverwood Estates Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Pasco County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments,**” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. **Due Date (O&M Assessments).** O&M Assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2026.
 - ii. **Due Date (Debt Assessments).** Debt Assessments directly collected by the District shall be due and payable in full on **December 1, 2025**; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in two partial, deferred payments and on dates that are 30

days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.

- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 2nd day of October, 2025.

ATTEST:

**RIVERWOOD ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

RIVERWOOD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

9

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

RIVERWOOD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Riverwood Estates Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the Board desires to set a public hearing to adopt the *Rules Relating to Parking and Parking Enforcement* (“Rules”) attached hereto as **Exhibit A**; and

WHEREAS, to provide for efficient and effective District operations, the Board finds that it is in the best interests of the District to adopt the Rules; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The Board intends to adopt the Rules, a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on the Rules at a meeting of the Board to be held on:

DATE: _____

TIME: _____

LOCATION: Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel

2740 Cypress Ridge Blvd.

Wesley Chapel, Florida 33544

Section 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 2ND DAY OF OCTOBER, 2025.

ATTEST:

**RIVERWOOD ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A: Rules Relating to Parking and Parking Enforcement

EXHIBIT A

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT RULE RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on _____, 2025 at a duly noticed public meeting, and after a public hearing, the Board of Supervisors of the Riverwood Estates Community Development District ("District") adopted the following rule to govern overnight parking and parking enforcement on certain District property.

- 1. INTRODUCTION.** The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This rule is intended to provide the District with the ability to remove such vehicles and find such owners consistent with this rule and as indicated herein.

2. PARKING RULES.

General

- a. Owners' vehicles shall be parked in the garage or driveway of the respective Owner's Lot and shall not block any sidewalks.
- b. No street parking is allowed in the District on any District-owned property, including roadways owned by the District, within the community.
- c. During holidays, the District understands that many will have visitors and there are not many parking areas. The District asks residents to be respectful to your neighbors and not block driveways or areas that prevent vehicles from backing up from their driveways.
- d. Parking on the grass is strictly prohibited.
- e. No vehicles used in business for the purpose of transporting good, equipment and the like, shall be parked on District property, except during the period of delivery of goods or during the provision of services.
- f. No vehicles which cannot operate on its own power shall remain on District property for more than (12) hours.

3. TOWING/REMOVAL PROCEDURES.

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of these rules, and the parking prohibitions stated herein, shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.
- b. **TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a vehicle, the District Manager or his/her designee must verify that the subject vehicle was not authorized to park under this rule. Upon such verification, the District Manager or his/her designee

may contact a firm authorized by Florida law to tow/remove vehicles for the removal of such unauthorized vehicle at the owner's expense. The vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

- c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with the rules set forth herein.

- 4. **PARKING AT YOUR OWN RISK.** Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

Effective date: _____, 2025

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS A

AGREEMENT BETWEEN RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT AND RUST-OFF, LLC FOR RUST PREVENTION SERVICES

This agreement (the "Agreement") is made and entered into this 11 day August 2025 by and between:

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida with a mailing address 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District"), and

RUST-OFF, LLC, a Florida Limited Liability Company, with a mailing address of P.O. Box 470730, Lake Monroe, Florida 32747 ("Contractor," and together with the District, "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"); and

WHEREAS, in accordance with the Act, the District owns, operates, and maintains certain well/irrigation facilities (the "Facilities"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide rust prevention services for the Facilities; and

WHEREAS, Contractor provides such services and desires to contract with the District to do so in accordance with the terms and specifications in this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES. The duties, obligations, and responsibilities of the Contractor are to provide rust prevention service as set forth herein and in **Exhibit A**, attached hereto and incorporated herein by reference (the "Services"). Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met and shall provide the Services within presently accepted industry best practices and professional standards. While providing the Services, the Contractor shall assign

such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall report directly to the On-Site Administrator or his or her designee. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor’s activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION AND TERM. As compensation for the completion of the Services, the District agrees to pay the Contractor in the amounts specified in **Exhibit A**. This compensation includes all labor and materials necessary to complete the Services. Contractor shall invoice the District monthly for services provided pursuant to the terms of this Agreement, and the District shall provide payment within thirty (30) days of receipt of such invoices, or sooner as required by Florida’s Prompt Payment Act. The term of this Agreement shall commence upon execution of agreement and continue through September 30, 2026. Thereafter, the Agreement shall automatically renew for additional one-year terms, unless terminated earlier in accordance with the terms set forth herein.

SECTION 4. INSURANCE. The Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

Contractor shall provide District with a certificate naming the District as an additional insured. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

SECTION 5. INDEMNIFICATION.

- A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, professional staff, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage,

whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its employees and agents in connection with this Agreement, and that are caused by willful misconduct of Contractor, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. For avoidance of doubt, indemnification obligation of the Contractor herein requires the Contractor to indemnify the District for any and all percentage of fault attributable to Contractor in any claims arising hereunder (whether such claim is against the District, the Contractor or the District and Contractor as jointly liable parties) regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

SECTION 6. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, codes, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 7. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 8. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 9. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement,

notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 10. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 11. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 12. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 13. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 14. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 15. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 16. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event

that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 17. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 18. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 19. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 20. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

If to Contractor: Rust-Off, LLC.
P.O. Box 470730
Lake Monroe, FL 32747
Attn: _____

If to the District: Riverwood Estates
Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by

providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 21. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 22. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

SECTION 23. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. Contractor further recognizes that all work product, e-mails, or other forms of transmission whatsoever in furtherance of District business are considered public records and shall be retained as such by Contractor. All data and programs utilized in conduct of District business and operations and stored on computers are considered public records and are required to be turned over consistent with this provision. Contractor acknowledges that the designated public records custodian for the **Kristin Suit** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (877) 276-0889,

**SUITK@WHHASSOCIATES.COM, 2300 GLADES ROAD, SUITE 410W,
BOCA RATON, FLORIDA 33431**

SECTION 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 25. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 26. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 27. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 28. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 29. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 30. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

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IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Attest:

RIVERWOOD ESTATES COMMUNITY
DEVELOPMENT DISTRICT

DocuSigned by:
kristen Suit
8D23CFF57A7B418
Secretary / Assistant Secretary

DocuSigned by:
Brady Lefere
9549596DC71D4FB
Chairperson, Board of Supervisors

WITNESS:

RUST-OFF, LLC

Witness

By: *[Signature]*
Print: *Scott Burch*
Its: *mgr*

Print Name of Witness

Exhibit A: Scope of Services

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS B



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
7/29/2025 8/28/2025

BILL TO
Riverwood Estates CDD
2300 Glades Road, Suite 410W
Boca Raton FL 33431

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Clear decayed vegetation from the dry section of pond 25 at Riverwood Estates CDD. All removed material will be disposed of off site.	1.00	1,200.00	1,200.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 1,200.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

DocuSigned by: 7/29/2025
Signature: *Brady Lefere*
0640606D6C74D4FB...

Printed Name and Title: Brady Lefere President

Representing (Name of Firm): _____

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS C

**AGREEMENT BETWEEN THE RIVERWOOD ESTATES COMMUNITY
DEVELOPMENT DISTRICT AND STEADFAST ENVIRONMENTAL, LLC] FOR
QUARTERLY WETLAND MITIGATION**

THIS AGREEMENT (the “**Agreement**”) is made and entered into this ¹¹_____ day of September 2025 (the “**Effective Date**”), by and between:

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida with a mailing address 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”), and

STEADFAST ENVIRONMENTAL, LLC, a Florida limited liability company, with a mailing address of 30435 Commerce Drive, Suite 102, San Antonio, Florida 33576, (the “**Contractor**,” together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), by ordinance adopted by Pasco County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District owns, operates and maintains certain landscape and conservation areas (the “**Facilities**”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide wetland mitigation maintenance services for the Facilities; and

WHEREAS, the Contractor represents that it is qualified to provide such services and has agreed to provide to the District the services identified in **Exhibit A**, attached hereto and incorporated by reference herein (the “**Services**”); and

WHEREAS, the District and the Contractor accordingly desire to enter into this Agreement to set forth the rights, duties, and obligations of the Parties relative to same; and

WHEREAS, the District and the Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF CONTRACTOR'S SERVICES.

- A.** The Contractor shall provide professional wetland mitigation maintenance services within presently accepted professional standards and in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto. The Services shall be provided on a quarterly basis.
- B.** The Contractor agrees, as an independent contractor, to perform the Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of the Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- C.** This Agreement grants to the Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and the Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** Contractor shall perform all Services in a neat and professional manner reasonably acceptable to the District. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. In the event the District in its sole determination, finds that the work of the Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of the Services satisfactorily completed and for materials actually incorporated into the Services.
- E.** The Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 2** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- G.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's

representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

1. The District hereby designates the District Manager to act as its representative.
 2. Upon request, the Contractor shall meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and other items.
- H. The Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor agrees to repair any damage resulting from the Contractor's activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION; TERM.

- A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor **Three Hundred Eighty Dollars and No Cents (\$380.00)** per quarter for an annual total of **One Thousand Five Hundred Twenty Dollars and No Cents (\$1,520.00)**. The term of this Agreement shall be from October 1, 2025, through September 30, 2026 unless terminated earlier by either party in accordance with the provisions of this Agreement.
- B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

- D.** The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within forty-five (45) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
- 1.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - 2.** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - i.** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - 3.** Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
 - 4.** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
 - 5.** Herbicide and Pesticide Applicators Coverage of at least One Million Dollars (\$1,000,000).
- B.** The District, its staff, consultants, officers, and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION.

- A. The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by the Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 8. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 12. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 21. NOTICES. All notices, requests, consents and other communications under this Agreement (the "Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to the District:	Riverwood Estates Community Development District 2300 Glades Road, Suite 410W
-------------------------------	---

Boca Raton, Florida 33431
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor:

Steadfast Environmental, LLC
30435 Commerce Drive, Suite 102
San Antonio, Florida 33576
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 22. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 23. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

SECTION 24. COMPLIANCE WITH PUBLIC RECORDS LAWS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the District is **Kristen Suit** (the “**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public

records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (877) 276-0889, SUITK@WHHASSOCIATES.COM, 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

SECTION 25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 27. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 28. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, the Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if

there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Services, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 29. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 30. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. The Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“**Public Integrity Laws**”) apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

The Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“**Prohibited Criteria**”).

The Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

The Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, the Contractor shall immediately notify the District. By entering into this Agreement, the Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

SECTION 31. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement, effective as of the day and year first written above.

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

DocuSigned by:

Brady Lefere

9549596DC71D4FB...

Chairperson, Board of Supervisors

STEADFAST ENVIRONMENTAL, LLC

Signed by:

Matt Goldrick

963268E56D9E473...

By: Matt Goldrick

Its: MG

Exhibit A: Scope of Services

Exhibit A
Scope of Services



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
8/21/2025 9/20/2025

BILL TO
Riverwood Estates CDD
c/o Wrathell, Hunt & Associates,
LLC
2300 Glades Road, Suite 410W
Boca Raton FL 33431

SHIP TO
SE1460
Riverwood Estates CDD RAM
1950 Rapid River Blvd
Zephyrhills FL 33541

DESCRIPTION	QTY	RATE	AMOUNT
Quarterly wetland mitigation spraying at Riverwood Estates CDD.			
Monitor and treat the mitigation areas for nuisance growth in conservation areas MM20 and M25. 5743 feet total. See attached map.	4.00	380.00	1,520.00
Quarterly cost: \$380.00			
Annual cost: \$1520.00			

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 1,520.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



RIVERWOOD ESTATES WETLAND MITIGATION

Rapid River Blvd, Zephyrhills, FL 33540

Gate Code:



RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS D

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS DI



Proposal Prepared for:

Riverwood Estates CDD
Roaring Road
Zephyrhills, Florida 33540
Contact: Brady Lefere
Email: brady.lefere@pultegroup.com

Prepared by:

Tom Bryant
Email: tbryant@sunriselandscape.com
Proposal Date: 9/4/2025
Proposal #: 27961

Annual Flowers Install 2025 (September 2025)





Purpose: Provide pricing to remove and replace annuals at Riverwood entrances (sample pictures above)

Process: Sunrise to supply and install the following plant materials listing (2 colors in a striped pattern):



36 trays (360 individual plants)

180 - TBD based on availability at time of order

180 - TBD based on availability at time of order

Please note: Price listed includes adding fresh topsoil to amend existing soil as well as an irrigation check and any needed adjustments.

Result: Annual flowers swapped out as needed.

Proposal Pricing is valid for 30 days from the proposal date.

PROJECT TOTAL: \$2,890.00

Terms and Conditions:

1. **Services:** For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. **Terms:** Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. **Insurance:** Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. **Property Damage:** Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. **Limitation of Liability:** The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.
6. **Catastrophic or Natural Events:** Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until

such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.

7. Severability and Waiver: If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
8. Amendments: No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
9. Choice of Law and Forum; Attorney's Fees: The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.
10. Liens: Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By



Tom Bryant

Date

9/4/2025

Sunrise Landscaping Contrs

By

Digitally
Brady Lefere signed by
Brady Lefere

Date

9-4-25

Riverwood Estates CDD

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS DII



Proposal Prepared for:

Riverwood Estates CDD
Roaring Road
Zephyrhills, Florida 33540
Contact: Brady Lefere
Email: brady.lefere@pultegroup.com

Prepared by:

Tom Bryant
Email: tbryant@sunriselandscape.com
Proposal Date: 9/4/2025
Proposal #: 27954

Frost Damaged Coontie Palm Replacements 2025 (September Round 2)



Purpose: Provide pricing to remove and replace dead/struggling Coontie palms in pictured bed.

Process: Sunrise to remove and replace 75 (#3) Coontie palms in pictured plant bed. Located in center island near the corner of Rapid River and Roaring Brook. Price includes touching up of pine bark mulch as well as any needed irrigation adjustments.

****Sunrise will split this cost with Pulte. Price shown is 50% of total cost.****

Result: Dead Coontie palms removed and replaced as needed.

Proposal Pricing is valid for 30 days from the proposal date.

PROJECT TOTAL: \$1,655.38

Terms and Conditions:

1. **Services:** For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. **Terms:** Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
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4. **Property Damage:** Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. **Limitation of Liability:** The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.

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7. **Severability and Waiver:** If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
8. **Amendments:** No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
9. **Choice of Law and Forum; Attorney's Fees:** The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.
10. **Liens:** Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By 
Tom Bryant
Date 9/4/2025
Sunrise Landscaping Contrs

By  Brady Lefere Digitally signed by Brady Lefere
Date 9-4-25
Riverwood Estates CDD

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2025**

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2025**

	General Fund	Debt Service Fund 2006A	Debt Service Fund 2024R	Debt Service Fund 2024CAB	Capital Projects Fund 2024R	Capital Projects Fund 2024CAB	Total Governmental Funds
ASSETS							
Cash	\$ 36,871	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,871
Investments							
Revenue	-	87,442	86,940	1,389	-	-	175,771
Capitalized interest - 2024A-1	-	-	29	-	-	-	29
Construction 2024A-1	-	-	-	-	12,400	-	12,400
Construction 2024A-2	-	-	-	-	-	3,556	3,556
Interest	-	87	-	-	-	-	87
Undeposited funds	-	8,265	-	-	-	-	8,265
Assessments receivable - off-roll	42,570	-	-	-	-	-	42,570
Due from Landowner	45,196	-	-	-	-	-	45,196
Due from 2024A-2	-	-	1,384	-	-	-	1,384
Total assets	<u>\$124,637</u>	<u>\$ 95,794</u>	<u>\$ 88,353</u>	<u>\$ 1,389</u>	<u>\$ 12,400</u>	<u>\$ 3,556</u>	<u>\$ 326,129</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	\$ 59,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,319
Due to debt service fund 2024R	-	-	-	1,384	-	-	1,384
Total liabilities	<u>59,319</u>	<u>-</u>	<u>-</u>	<u>1,384</u>	<u>-</u>	<u>-</u>	<u>60,703</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	<u>87,765</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>87,765</u>
Total deferred inflows of resources	<u>87,765</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>87,765</u>
Fund balances:							
Restricted for:							
Debt service	-	95,794	88,353	5	-	-	184,152
Capital projects	-	-	-	-	12,400	3,556	15,956
Committed							
Entry Features: \$300k over 30 yrs	15,000	-	-	-	-	-	15,000
Roads: \$1.474M over 30 yrs	49,133	-	-	-	-	-	49,133
Wall: \$700k over 40 yrs	17,500	-	-	-	-	-	17,500
Fencing: \$675k over 20 yrs	33,750	-	-	-	-	-	33,750
Unassigned	(137,830)	-	-	-	-	-	(137,830)
Total fund balances	<u>(22,447)</u>	<u>95,794</u>	<u>88,353</u>	<u>5</u>	<u>12,400</u>	<u>3,556</u>	<u>177,661</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$124,637</u>	<u>\$ 95,794</u>	<u>\$ 88,353</u>	<u>\$ 1,389</u>	<u>\$ 12,400</u>	<u>\$ 3,556</u>	<u>\$ 326,129</u>

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 148,126	\$ 147,903	100%
Assessment levy: off-roll	-	147,454	196,605	75%
Landowner contribution	46,721	89,626	465,671	19%
Lot closing assessments	2,295	6,581	-	N/A
Total revenues	<u>49,016</u>	<u>391,787</u>	<u>810,179</u>	48%
EXPENDITURES				
Professional & administrative				
Management/admin/recording	4,000	44,000	48,000	92%
Legal	390	3,000	30,000	10%
Engineering	-	-	7,500	0%
Audit	-	-	3,750	0%
Arbitrage rebate calculation	-	-	500	0%
Trustee	2,500	8,500	7,000	121%
DSF accounting - 1st series	458	5,042	5,500	92%
Telephone	17	183	200	92%
Postage	23	211	500	42%
Printing & binding	42	458	500	92%
Legal advertising	-	726	3,500	21%
Insurance	-	6,410	5,700	112%
Disclosure report series 2006A	167	1,833	2,000	92%
Disclosure report series 2024	-	-	2,000	0%
Dues, licenses & fees	-	175	175	100%
Contingencies/bank charges	-	-	2,000	0%
Meeting room rental	200	1,244	3,500	36%
Website	-	-	-	-
Hosting & maintenance	-	705	1,680	42%
EMMA software services	-	2,500	-	N/A
ADA compliance	-	-	210	0%
Total professional & administrative	<u>7,797</u>	<u>74,987</u>	<u>124,215</u>	60%
Field operations				
Field operations management	-	-	12,000	0%
Landscape maintenance	19,737	203,286	170,000	120%
Mulch	-	-	56,000	0%
Irrigation repairs	158	1,027	7,000	15%
Landscape replacement	-	2,026	7,500	27%
Pressure washing	-	-	5,000	0%
Holiday decorating	-	-	5,000	0%
General repairs/supplies	-	-	10,000	0%
Pond and conservation areas	3,195	21,774	40,000	54%
Property insurance	-	1,362	15,000	9%
Hurricane clean-up	-	6,541	-	N/A
Signs	-	1,890	-	N/A
Utilities	-	-	-	-
Electric- common area	2,541	13,293	10,000	133%
Streetlights	11,767	111,094	230,000	48%
Total field operations	<u>37,398</u>	<u>362,293</u>	<u>567,500</u>	64%
Other fees & charges				
Property appraiser/tax collector	-	3,110	3,081	101%
Total other fees & charges	-	3,110	3,081	101%
Total expenditures	<u>45,195</u>	<u>440,390</u>	<u>694,796</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	3,821	(48,603)	115,383	
Fund balance - beginning	(26,268)	26,156	-	
Fund balance - ending				
Committed				
Entry Features: \$300k over 30 yrs	15,000	15,000	15,000	
Roads: \$1.474M over 30 yrs	49,133	49,133	49,133	
Wall: \$700k over 40 yrs	17,500	17,500	17,500	
Fencing: \$675k over 20 yrs	33,750	33,750	33,750	
Unassigned	(137,830)	(137,830)	-	
Fund balances - ending	<u>\$ (22,447)</u>	<u>\$ (22,447)</u>	<u>\$ 115,383</u>	

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2006A
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 179,014	\$ 178,746	100%
Assessment levy: off-roll	-	599,710	785,471	76%
Lot closing	8,079	23,354	-	N/A
Interest	253	11,804	-	N/A
Total revenues	<u>8,332</u>	<u>813,882</u>	<u>964,217</u>	84%
EXPENDITURES				
Debt service				
Principal	-	490,000	490,000	100%
Interest	-	477,755	477,755	100%
Total debt service	<u>-</u>	<u>967,755</u>	<u>967,755</u>	100%
Other fees & charges				
Tax collector	-	3,577	3,724	96%
Total other fees and charges	<u>-</u>	<u>3,577</u>	<u>3,724</u>	96%
Total expenditures	<u>-</u>	<u>971,332</u>	<u>971,479</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	8,332	(157,450)	(7,262)	
Fund balances - beginning	87,462	253,244	239,534	
Fund balances - ending	<u>\$ 95,794</u>	<u>\$ 95,794</u>	<u>\$ 232,272</u>	

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024R
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 106,678	\$ 106,519	100%
Assessment levy: off-roll	-	61,048	122,096	50%
Interest	234	1,643	-	N/A
Lot closing assessments	10,179	24,770	-	N/A
Total revenues	<u>10,413</u>	<u>194,139</u>	<u>228,615</u>	85%
EXPENDITURES				
Interest	-	166,652	166,652	100%
Total expenditures	<u>-</u>	<u>166,652</u>	<u>166,652</u>	100%
Other fees and charges				
Tax collector	-	2,131	2,219	96%
Total other fees and charges	<u>-</u>	<u>2,131</u>	<u>2,219</u>	96%
Total expenditures	<u>-</u>	<u>168,783</u>	<u>168,871</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	10,413	25,356	59,744	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	5,192	-	N/A
Transfers out	-	(3)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>5,189</u>	<u>-</u>	N/A
Net change in fund balances	10,413	30,545	59,744	
Fund balance - beginning	77,940	57,808	53,454	
Fund balance - ending	<u>\$ 88,353</u>	<u>\$ 88,353</u>	<u>\$ 113,198</u>	

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024CAB
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 5	\$ 1,029
Total revenues	<u>5</u>	<u>1,029</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	5	1,029
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	3
Transfers out	-	(5,192)
Total other financing sources/(uses)	<u>-</u>	<u>(5,189)</u>
Net change in fund balances	5	(4,160)
Fund balance - beginning	-	4,165
Fund balance - ending	<u>\$ 5</u>	<u>\$ 5</u>

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024R
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 44	\$ 107,968
Total revenues	<u>44</u>	<u>107,968</u>
EXPENDITURES		
Construction costs	<u>-</u>	<u>3,729,971</u>
Total expenditures	<u>-</u>	<u>3,729,971</u>
Excess/(deficiency) of revenues over/(under) expenditures	44	(3,622,003)
Fund balances - beginning	12,356	3,634,403
Fund balances - ending	<u>\$ 12,400</u>	<u>\$ 12,400</u>

**RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024CAB
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 13	\$ 30,963
Total revenues	<u>13</u>	<u>30,963</u>
EXPENDITURES		
Construction costs	<u>-</u>	<u>1,069,682</u>
Total expenditures	<u>-</u>	<u>1,069,682</u>
Excess/(deficiency) of revenues over/(under) expenditures	13	(1,038,719)
Fund balances - beginning	3,543	1,042,275
Fund balances - ending	<u>\$ 3,556</u>	<u>\$ 3,556</u>

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Riverwood Estates Community Development District held a Regular Meeting on May 1, 2025 at 9:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

Present:

Brady Lefere	Chair
Jenna Walters	Assistant Secretary
Ray Aponte	Assistant Secretary
Patricia Buck (via telephone)	Assistant Secretary

Also present:

Kristen Suit	District Manager
Wes Haber (via telephone)	District Counsel
Ed Rogers (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 9:03 a.m. Supervisors Lefere, Aponte, and Walters were present. Supervisor Buck attended via telephone. Supervisor O'Brien was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisors, Jenna Walters [Seat 1], Ray Aponte [Seat 2] and Matt O'Brien [Seat 4] (the following will be provided in a separate package)

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Jenna Walters and Ray Aponte, who are both familiar with the following:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Suit presented Resolution 2025-01. The results were as follows:

Seat 1	Jenna Walters	20 votes	4-Year Term
Seat 2	Ray Aponte	20 votes	4-Year Term
Seat 4	Matt O'Brien	19 votes	2-Year Term

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Certain Officers of the District and Providing for an Effective Date

Ms. Suit presented Resolution 2025-02. Mr. Aponte nominated the following:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Jenna Walters	Assistant Secretary
Matt O'Brien	Assistant Secretary
Patricia Buck	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Certain Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Suit presented Resolution 2025-03. The proposed Fiscal Year 2026 budget will have on-roll assessments and a Landowner-contribution component, for which expenses will be funded as they are incurred.

Discussion ensued regarding platting, unit counts, updating the assessment roll, replatting Phase 1C, and future changes to the lot counts shown on Page 13. It was noted that replatting will take six to eight months so Page 13 will not be revised until it is done. Expenses, such as "Landscape maintenance", are being phased in, as more areas are being added.

On MOTION by Mr. Lefere and seconded by Ms. Walters, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 7, 2025 at 9:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an effective Date

Ms. Suit presented Resolution 2025-04. The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Delete January meeting.

On MOTION by Mr. Lefere and seconded by Ms. Walters, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular

Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date

Ms. Suit presented Resolution 2025-05. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid than a provider of aid.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

NINTH ORDER OF BUSINESS**Ratification Items**

- A. Bill of Sale and General Assignment [Monument Entryway]
- B. Special Assessment Bonds, Series 2024 Schedule of Fees
- C. Estimate: EST-SCA1460 for Environmental Services
- D. SR Landscaping, LLC First Amendment to Agreement for Landscape & Irrigation Maintenance Services
- E. Sunrise Landscape Proposal for Annual Flower Replacement 2025
- F. Steadfast Alliance Statement
- G. Steadfast Environmental, LLC Agreement for Pond Maintenance Services

Discussion ensued about the cost of replacing annuals four times per year exceeding the \$10,000 budgeted. It was noted that line items can be reallocated to account for the overage.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Ratification Items, as presented, were ratified.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2025

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

A. September 5, 2024 Public Hearings and Regular Meeting

B. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the September 5, 2024 Public Hearings and Regular Meeting Minutes, and the November 5, 2024 Landowners' Meeting Minutes, both as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Florida Design Consultants, Inc.

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- UPCOMING MEETINGS

- June 5, 2025 at 5:00 PM [Regular Meeting]

- July 3, 2025 at 5:00 PM [Regular Meeting]

- August 7, 2025 at 9:00 AM [Public Hearing and Regular Meeting]
(Adoption of FY2026 Proposed Budget)

- QUORUM CHECK

The June 5, 2025 and July 3, 2025 meetings will be canceled.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the meeting adjourned at 9:36 a.m.

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Secretary/Assistant Secretary

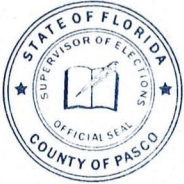
Chair/Vice Chair

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

PROPERTY SCHEDULE

[illegible]



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 23, 2025

Daphne Gillyard
Director of Administrative Services
2300 Glades Rd Suite 410W
Boca Raton FL 33431

Dear Daphne Gillyard:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

• Avalon Park West Community Development District	988
• Del Webb River Reserve Community Development District	0
• Harvest Hills Community Development District	0
• Heritage Pines Community Development District	1,943
• KD52 Community Development District No. 1	0
• KD52 Community Development District No. 2	0
• Kenton Community Development District	1
• Magnolia Island Community Development District	0
• Parkview at Long Lake Ranch Community Development District	390
• Pasadena Ridge Community Development District	0
• Preserve at Legends Pointe Community Development District	0
• PTC Community Development District	2
• Riverwood Estates Community Development District	19
• Silverado Community Development District	752
• Summerstone Community Development District	601
• Towns at Woodsdale Community Development District	70
• TSR Community Development District	4,873
• Vidas Way Community Development District	11
• Westwood of Pasco Community Development District	76
• Whispering Pines Community Development District	285
• Woodcreek Community Development District	133

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2025	Public Hearing and Regular Meeting <i>Adoption of FY2026 Budget and Levy of Assessments</i>	9:00 AM
November 6, 2025	Regular Meeting	9:00 AM
December 4, 2025	Regular Meeting	9:00 AM
February 5, 2026	Regular Meeting	9:00 AM
March 5, 2026	Regular Meeting	9:00 AM
April 2, 2026	Regular Meeting	5:00 PM
May 7, 2026	Regular Meeting	9:00 AM
June 4, 2026	Regular Meeting	5:00 PM
July 2 2026	Regular Meeting	5:00 PM
August 6, 2026	Regular Meeting	9:00 AM
September 3, 2026	Regular Meeting	5:00 PM
<i>All meetings of the District's Board of Supervisors, which shall include a minimum of four (4) times per year during evening hours, must be open to the public and governed by the Government-in-the-Sunshine requirements of Chapter 286, Florida Statutes.</i>		